City of Oak Hill
Board of Zoning Appeals
Minutes
February 20, 2024

The City of Oak Hill's Board of Zoning Appeals met on February 20, 2024, at 6:00 PM in the Board Room. Members present were Chairman Chris Taylor, Vice Chair Mary Catherine Bradshaw, Matthew Harris, Kat Booth, and Chris Goetz. Staff in attendance were City Attorney Marshall Albritton, Codes Officer Stephen Snow, City Manager J. Steven Collie, acting as Recorder.

1. **Meeting called to order.**
Chaiman Taylor called the meeting to order at 6:05 p.m.

2. **Introductions**
Chairman Taylor asked the Board Members and City Staff to introduce themselves.

3. **Pledge Of Allegiance**
Chairman Taylor asked everyone in attendance to join him in the Pledge of Allegiance.

4. **Approval of Minutes**
Bradshaw moved, seconded by Goetz, to approve the November 21st, 2023, minutes with minor corrections. Voting AYE: Booth, Harris, Goetz, Bradshaw, and Taylor. Motion carried 5-0.

5. **Case 23-62 – 1108 Overton Lea Road, Zone F**
Chairman Taylor called the first case of the meeting to the floor. Owner Reid Wakefield and Architect Jennifer Bagwell proposed an addition to the house that would encroach 15' 6" into the rear Primary Structure setback. There would be no increase of impervious surface. No public comments were made. Taylor motioned to approve the setback variance and approved one 10-inch tree seconded by Goetz. Voting AYE: Goetz, Bradshaw, Booth, Harris, and Taylor. Motion Carried 5-0.

6. **Cases 24-02, 24-03, 24-04 & 24-05 – 5021, 5025, 5029 Villa Crest Dr. & 1107 Ridgeview Dr., Zone C**
Builder Joshua White proposed variances to the Oak Hill Woodland and Tree Protection standards to allow installation of pressurized sewer line through wooded areas of 5021, 5025, 5029 Villa Crest Dr., and 1107 Ridgeview Dr. The purpose of this work is to replace failing septic systems at 5021 and 5029 Villa Crest Dr. and tie into the sewer main in front of 1107 Ridgeview Dr. No trees are proposed to be removed, however some damage to root systems is anticipated due to trenching within the dripline. Specific variance requests respective to each case are as follows:
   - **Case 24-02** – Requesting variance to allow sewer line installation at **5021** Villa Crest Dr. within driplines of trees contingent on no removal of trees.
   - **Case 24-03** – Requesting variance to allow sewer line installation at **5025** Villa Crest Dr. within driplines of trees contingent on no removal of trees.
   - **Case 24-04** – Requesting variance to allow sewer line installation at **5029** Villa Crest Dr. within driplines of trees contingent on no removal of trees.
   - **Case 24-05** – Requesting variance to allow sewer line installation at **1107** Ridgeview Dr. within driplines of trees contingent on no removal of trees.

No public comments were made. After discussion by the board members, Taylor moved to approve the sewer lines through the drip line as requested and to allow the builder to secure a sewer path permit, seconded by Bradshaw. Voting AYE: Bradshaw, Harris, Taylor, Goetz, and Booth. Motion carried 5-0.

12. Case 24-12 – 4117 Crestridge Drive, Zone C

Owner Rob Barrick proposed the following project:
1) Construct 12' x16' storage shed 5' from rear property line and 5' from side property line.
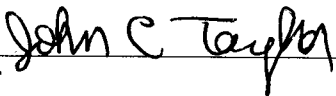2) Construct a new 10' fence along a portion of NE property line.
No public comments were made. After further discussion by the Board, Bradshaw motioned to approve the variance of the shed and 10' fence, seconded by Booth. Voting AYE: Bradshaw, Harris, Taylor, Goetz, and Booth. Motion carried 5-0.
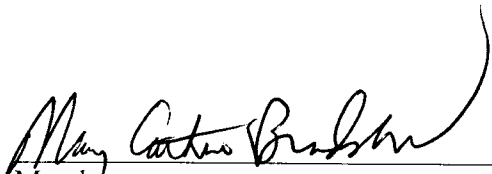
13. Case 24-13 – 4915 Lealand Drive, Zone F

Contractor Randy Morgan proposed a variance to build addition to primary structure that would encroach into the 50' side setback. The request is to encroach by 16' 2". No public comment was made. After further discussion by the Board, Taylor motioned to approve the request, seconded by Bradshaw. Voting AYE: Bradshaw, Taylor, Harris, Goetz, and Booth. Motion Carried by 5-0.

14. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 7:05 PM.

John C Taylor
Chair

May Cotto Bradshaw
Member